172.0	0004	0020.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,800 /	638,800
					USE VALUE:	638,800 /	638,800
					ASSESSED:	638,800 /	638,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOTTARI JOSEPH C JR
Owner 2:	BOTTARI LESLIE R
Owner 3:	
Street 1:	22 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LARKIN ETHEL M -
Owner 2:	-
Street 1:	22 LANARK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,957 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4957.000	240,700		398,100	638,800
Total Card	0.114	240,700		398,100	638,800
Total Parcel	0.114	240,700		398,100	638,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.06 | /Parcel: 474.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,700	0	4,957.	398,100	638,800	638,800	Year End Roll	12/18/2019
2019	101	FV	197,100	0	4,957.	392,400	589,500	589,500	Year End Roll	1/3/2019
2018	101	FV	197,100	0	4,957.	301,400	498,500	498,500	Year End Roll	12/20/2017
2017	101	FV	197,100	0	4,957.	284,400	481,500	481,500	Year End Roll	1/3/2017
2016	101	FV	197,100	0	4,957.	261,600	458,700	458,700	Year End	1/4/2016
2015	101	FV	186,600	0	4,957.	244,500	431,100	431,100	Year End Roll	12/11/2014
2014	101	FV	186,600	0	4,957.	225,200	411,800	411,800	Year End Roll	12/16/2013
2013	101	FV	186,600	0	4,957.	225,200	411,800	411,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARKIN ETHEL M	53604-444		9/29/2009		406,500	No	No		
	20549-444		5/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2009	893	Redo Kit	18,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	163	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4957		Sq. Ft.	Site		0	70.	1.15	6									398,098						398,100	

Total AC/HA: 0.11380 | Total SF/SM: 4957 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,098 | Spl Credit | Total: 398,100

User Acct

114049

GIS Ref

GIS Ref

Insp Date

11/29/18

!13322!

PRINT

Date	Time
12/11/20	03:17:59

LAST REV

Date	Time
02/19/19	13:45:18

ekelly

PAT ACCT. 13322

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	114049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	170.287
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348797
Depreciation:	108127
Depreciated Total:	240670

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

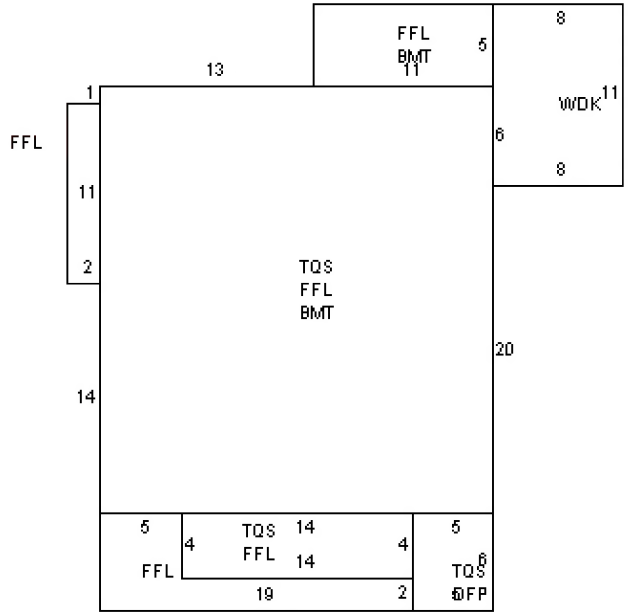
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.29
Special Features:	0	Val/Su Net:	112.21
Final Total:	240700	Val/Su SzAd	178.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	815	170.290	138,784
BMT	Basement	679	51.090	34,688
TQS	3/4 Story	533	170.290	90,678
WDK	Deck	88	15.520	1,366
OFP	Open Porch	30	42.690	1,281

Net Sketched Area:	2,145	Total:	266,797
Size Ad	1347.5	Gross Are	2322	FinArea	1348
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0004-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc